

# Selby District Council SFRA

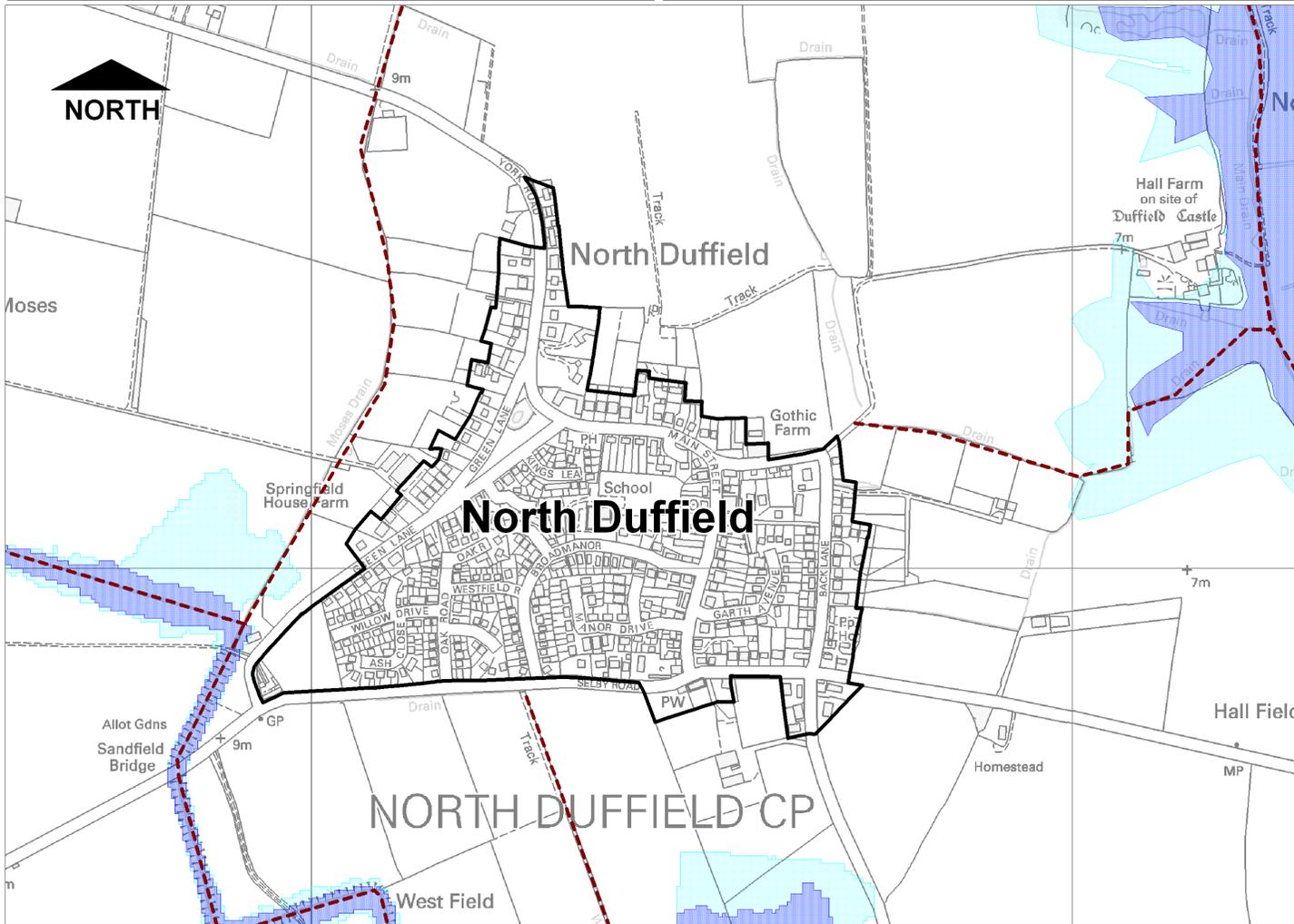


Settlement Sustainability Hierarchy:

Designated Service Village

North Duffield

Preliminary Core Strategy Assessment



**Development Strategy**

**Regional Spatial Strategy (RSS) - Proposed Changes (September 2007)**

The RSS seeks to concentrate development in the Principal Town of Selby, with some development to meet local needs accommodated in Local Service Centre. Very limited development may also be acceptable in smaller settlements that are NOT designated Local Service Centre which have a good range of services.

**Draft Core Strategy - Preferred Options (Working Draft September 2007)**

North Duffield is identified as a Designated Service Village with scope for the following forms of development inside defined development limits:

Housing - 100% affordable housing schemes (on both Previously Developed Land (PDL) and greenfield sites) and redevelopment of PDL for mixed (market and affordable) housing. Small scale affordable housing may also be acceptable on sites immediately adjacent to development limits.

Employment - small scale development to meet local need.

**Local Plan (February 2005)**

Considered to have an excellent service base and good accessibility for both public and private transport to employment opportunities. One site allocated for residential development. Proposals for redevelopments of PDL and residential conversions supported in principle.

**Flood Risk**

All land within the Development Limit boundary of North Duffield falls within Flood Zone 1 and therefore is at low risk of flooding. In addition no other sources of flooding have been identified in this area. However there are areas of medium (Flood Zone 2) and high flood risk (Flood Zone 3) in the surrounding area and development within the village should consider whether it has any impact on areas outside the development limit boundary.

**Key Consultees**

- Environment Agency Dales Area
- Yorkshire Water Services Ltd
- Ouse & Derwent Internal Drainage board

**Legend**

Flood Zone 1 - <1 in 1000yr Floodplain (Includes all areas outside FZ 2 & 3a/3b)	Historical Flooding Incidents	Canals/Navigations	IBD Managed Watercourses
Flood Zone 2 - 1000yr Floodplain & Approximate 100yr plus Climate Change Floodplain	Sewer Flooding Incidents	Designated Main River	Reservoirs and other Inland Water Bodies
Flood Zone 3a - 100yr Floodplain	Flood Warning Areas	Development Limit	
Flood Zone 3b - Functional Floodplain	Flood Defences		

Scale at A3: 1cm = Approx 60m

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Size of Settlement	Area in Zone 3			Area in Zone 2
	FZ3b FFP	FZ3a 100yr		
<b>Area (ha)</b>	26	N/A	0.0	0.0
<b>% of Area</b>	N/A	-	-	-